



4   2   2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 640 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$680,000 - \$720,000  
**Median House Price**  
June quarter 2017: \$542,500

## Comparable Properties



14 Red Angus Cr DOREEN 3754 (REI/VG)

Agent Comments

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**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 19/03/2017  
**Rooms:** 10  
**Property Type:** House (Res)  
**Land Size:** 827 sqm approx



3 Hanna Cr DOREEN 3754 (REI)

Agent Comments

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**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 31/03/2017  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 798 sqm approx

14 Batt St DOREEN 3754 (VG)

Agent Comments

3   -   -

**Price:** \$720,000  
**Method:** Sale  
**Date:** 25/01/2017  
**Rooms:** -  
**Property Type:** House (New - Detached)  
**Land Size:** 825 sqm approx



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## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 5 Inlander Way, Doreen Vic 3754

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$720,000

#### Median sale price

Median price \$542,500

House X

Suburb Doreen

Period - From 01/04/2017 to 30/06/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
14 Red Angus Cr DOREEN 3754	\$715,000	19/03/2017
3 Hanna Cr DOREEN 3754	\$720,000	31/03/2017
14 Batt St DOREEN 3754	\$720,000	25/01/2017